058.0	0009	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,254,300	/	1,254,300
USE VALUE:	1,254,300	/	1,254,300
ASSESSED:	1,254,300	/	1,254,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARK JIHONG & EILEEN
Owner 2:	
Owner 3:	
Street 1:	25 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARK JIHONG -
Owner 2:	-
Street 1:	25 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1902, having primarily Vinyl Exterior and 3230 Square Feet, with 2 Units, 4 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5900.000	832,000	4,400	417,900	1,254,300
Total Card	0.135	832,000	4,400	417,900	1,254,300
Total Parcel	0.135	832,000	4,400	417,900	1,254,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.30 /Parcel: 388.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38863
GIS Ref:
GIS Ref:
Insp Date: 10/21/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	832,000	4400	5,900.	417,900	1,254,300		Year end	12/23/2021
2021	104	FV	797,300	4400	5,900.	417,900	1,219,600		Year End Roll	12/10/2020
2020	104	FV	735,000	4400	5,900.	417,900	1,157,300	1,157,300	Year End Roll	12/18/2019
2019	104	FV	546,800	4400	5,900.	417,900	969,100	969,100	Year End Roll	1/3/2019
2018	104	FV	546,800	3800	5,900.	280,600	831,200	831,200	Year End Roll	12/20/2017
2017	104	FV	515,100	3800	5,900.	268,700	787,600	787,600	Year End Roll	1/3/2017
2016	104	FV	351,900	3800	5,900.	244,800	600,500	600,500	Year End	1/4/2016
2015	104	FV	314,400	3800	5,900.	197,000	515,200	515,200	Year End Roll	12/11/2014

!5004!

PRINT

Date	Time
12/30/21	01:30:21

LAST REV

Date	Time
10/21/20	10:42:32
danam	

USER DEFINED

Prior Id # 1:	38863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5004

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARK JIHONG,	73572-504	1	11/1/2019	Convenience	1	No	No		
BOUBOULIS VASSI	66675-252		1/15/2016		915,000	No	No		
BOUBOULIS VASSI	55102-303		8/3/2010	Family	1	No	No		
COSTA MARGARET	54043-435		12/23/2009	Change>Sale	445,000	No	No		
	11484-410		3/28/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2020	836	Siding	54,450	C				
9/14/2018	1329	Dormers	177,400	O				reno 3rd fl,add ba
1/4/2010	1	Redo Kit	1,000					& BATH BY OWNER
1/4/2010	2	Redo Kit	10,000					& BATH BY OWNER

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2020	Left Notice	DGM	D Mann
10/21/2020	Measured	DGM	D Mann
10/16/2018	Inspected	CC	Chris C
9/24/2018	MEAS&NOTICE	BS	Barbara S
3/28/2017	SQ Returned	MM	Mary M
7/19/2016	Sales Review	PT	Paul T
5/22/2009	Measured	189	PATRIOT
11/10/2000	Hearing N/C	163	PATRIOT
1/11/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5900		Sq. Ft.	Site		0	70.	1.01	11									417,898						417,900	

Total AC/HA:	0.13545	Total SF/SM:	5900	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	417,898	Spl Credit		Total:	417,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01642823
Const Adj.:	0.99989998
Adj $ / SQ:	182.939
Other Features:	187900
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	872166
Depreciation:	40120
Depreciated Total:	832047

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	3	HB					

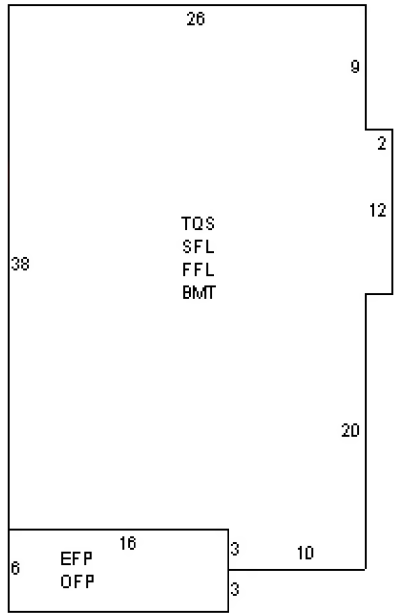
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	7	4	3
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.23
Special Features:	0	Val/Su Net:	202.93
Final Total:	832000	Val/Su SzAd	290.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,042	69.290	72,198
FFL	First Floor	1,042	182.940	190,622
SFL	Second Floor	1,042	182.940	190,622
TQS	3/4 Story	782	182.940	142,967
EFP	Enclos Porch	96	55.580	5,336
OFP	Open Porch	96	33.680	3,234
	Net Sketched Area:	4,100	Total:	604,979
Size Ad	2865.5	Gross Area	4360	FinArea 3230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	35		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1915	19.13	T	50	104			3,800			3,800
19	Patio	D	Y	1	10X11	A	AV	2017	5.66	T	5	104			600			600

PARCEL ID

058.0-0009-0001.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400